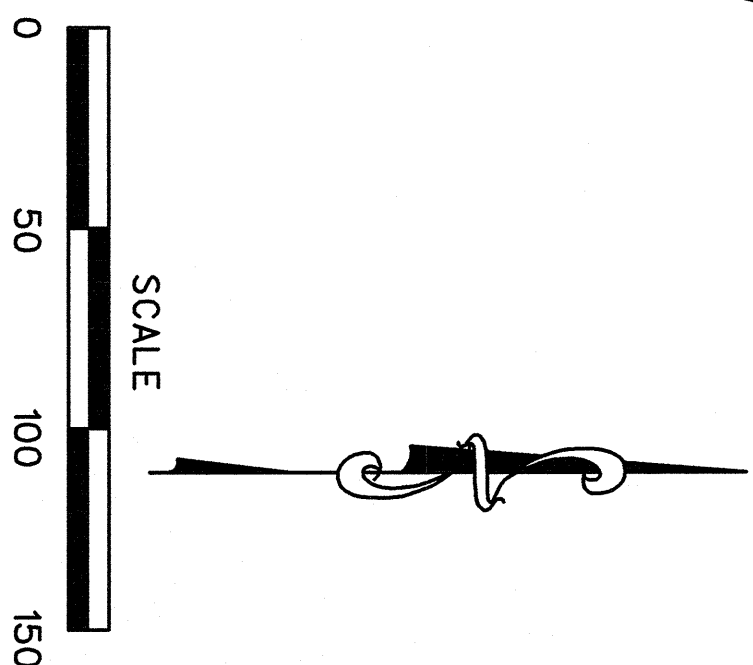


MODOT BOUNDARY

**COUNTY OF FRANKLIN
STATE OF MISSOURI**

A TRACT OF LAND LYING AND BEING SITUATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 1 WEST OF THE 5TH PRINCIPAL MERIDIAN, COUNTY OF FRANKLIN, STATE OF MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING A POINT WHERE THE EAST AND WEST CENTER LINE OF THE
NORTHWEST QUARTER OF SAID SECTION INTERSECTS THE EAST BOUNDARY
LINE OF I-44, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF TRACT 1
OF PARADISE MOBILE HOME PARK; THENCE N 20°28'17" E, 873.76' TO A 5/8'
REBAR WITH CAP, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE
N 20°30' 13" W, 90.89 TO A 5/8" REBAR WITH ALUMINUM CAP; THENCE ALONG A
CURVE TO THE RIGHT A DISTANCE OF 876.89', SAID CURVE HAVING A
CHORD DISTANCE OF 874.46' AND A CHORD BEARING OF N 27°53'32" E, TO A 5/8"
REBAR WITH ALUMINUM CAP; THENCE S 54°43'28" E, 69.94' TO A 5/8" REBAR WITH
ALUMINUM CAP; THENCE ALONG A CURVE TO THE LEFT A DISTANCE OF 55.74',
SAID CURVE HAVING A CHORD DISTANCE OF 55.74' AND A CHORD BEARING OF
S 22°11'42" W, TO A 5/8" REBAR WITH ALUMINUM CAP; THENCE
S 21°02' 17" W, 884.5' TO A 5/8" REBAR WITH ALUMINUM CAP; THENCE
N 69° 32' 43" W 165' TO THE POINT OF BEGINNING



THIS SURVEY CREATES A NEW 3.03 +/- ACRE PARCEL

1. BASIS OF BEARINGS – GRID NORTH, 1983 MISSOURI STATE PLANE COORDINATE SYSTEM, EAST ZONE, DERIVED BY REAL-TIME KINEMATIC (RTK) GPS OBSERVATION USING MISSOURI GEOGRAPHIC REFERENCE CONTROL STATIONS:
(GRS STATION COORDINATES SHOWN IN METERS: 1 meter = 3.28083333 feet)

CORS_ID MODR: NORTHING: 292222.728 EASTING: 165758.711

2. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES. TO CONVERT TO GRID, MULTIPLY BY A COMBINED GRID FACTOR OF 0.99998289
3. MEASURED DIMENSIONS SHOWN WITHOUT PARENTHESES DEED OR RECORD DIMENSIONS SHOWN WITH PARENTHESES
4. TYPE SUBURBAN PROPERTY
5. APPARENT OWNERSHIP AS SHOWN IS BASED ON INFORMATION PROVIDED BY OTHERS AND DOES NOT REPRESENT AN OPINION AS TO TITLE.

6. SUBJECT TO ALL EASEMENTS OF RECORD.
7. CONVEYANTS, LIMITS OF ACCESS, AND RIGHTS RETAINED BY GRANTOR OF THE HEREIN SHOWN PROPERTY ARE NOT SHOWN, BUT MAY BE DISCLOSED BY A FULL TITLE SEARCH.
8. ALL IMPROVEMENTS AND UTILITIES ABOVE AND BELOW GROUND LEVEL NOT SHOWN.
9. PROPERTY WAS SURVEYED BY THE MISSOURI DEPARTMENT OF TRANSPORTATION,

THIS TO WIT: THAT AT THE REQUEST OF THE MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION, THE TRACT SHOWN HEREON WAS SURVEYED UNDER MY DIRECT SUPERVISION, AND THE RESULTS OF SAID SURVEY ARE REPRESENTED CORRECTLY ON THIS PLAT. SAID SURVEY WAS EXECUTED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

THIS 18th DAY OF June A.D., 2012

KEVIN D. DECKER MD P.L.S. 2670

ROUTE: NORTH COMMERCIAL

PROJECT: E6-1178

COUNTY: FRANKLIN

TOWNSHIP: 42N

PROJECT SURVEYOR: KEVIN D. DECKER PLS #2670

DISTRICT: SL

SCALE: 1" = 50'

DATE PREPARED: 6/15/2012

SHEET: 1 OF 1

MISSOURI HIGHWAYS AND TRANSPORTATION
COMMISSION

105 WEST CAPITOL
JEFFERSON CITY, MO 65102
1-888-ASK-MODOT (1-888-275-6636)